

\$409,900 - 402, 25 Auburn Meadows Avenue Se, Calgary

MLS® #A2141017

\$409,900

2 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Top Floor Corner Model with Courtyard and Mountain Views - Quick Possession!! Canoe at Auburn Bay - Unbelievable VALUE & DESIGN!

The superb top floor condo offers two bedrooms, two bathrooms, two titled indoor parking stalls, extra tall windows, a 190 SF covered balcony, office nook area and high 9' ceilings. Value Added features – Check and Compare; 936 RMS sq. ft. of luxurious living space. Loaded with extras... Luxury wide plank engineered wood flooring, dual pane Low-E windows, modern white painted casings, doors & baseboards, white decora light switches, convenient laundry with storage & stacked washer/dryer. Whirlpool Stainless steel appliance package: fridge with freezer below, OTR microwave, smooth top electric cooktop, and quiet Energy Star-rated tall tub dishwasher. Upgraded Kitchen cabinets with tall upper doors + soft close drawers + extra floor cabinets + moldings with under cabinet lighting, quartz island countertops, under mount dual basin stainless steel sink, full height glass tile backsplash, pull-out kitchen faucet, dramatic peninsula island with flush eating bar, and room to sit 4. BONUS features: Wall niche along front hallway, supersized front foyer and private entry, underground assigned storage cage, BBQ gas line to the balcony. Auburn Bay, a lake lifestyle amenity beyond compare - Central Beach site is the home of the community's grand beach area, where residents have exclusive access to sandy beaches, a splash park, tennis



402, 25 AUBURN MEADOWS AVENUE SE

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 936.91 Sq Ft. / 87.04 m²

TOTAL ABOVE GRADE RMS SIZE - 936.91 Sq Ft. / 87.04 m²



courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, barbeque pits, a hockey rink and more. The Beach area hosts various activities, including educational and recreational programs, meetings, and private functions. Purposefully designed as the focal point for the community, the Beach area also includes a dedicated skate room and multiple meeting rooms; as a gathering place that will be beloved for generations, the lake is a place of shared laughter and joy, where neighbors gather year-round to enjoy the best of four-season lake living. Call your friendly REALTOR(R) to book a viewing!

Built in 2016

Essential Information

MLS® #	A2141017
Price	\$409,900
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	402, 25 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Elevator(s), Parking, Secured
Parking Spaces	2
Parking	Titled, Underground



Interior

Interior Features	Breakfast Bar, Built-in Feature, Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting, Playground
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 21st, 2024
Days on Market	8
Zoning	DC
HOA Fees	495.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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